



**FOR SALE BY PRIVATE TREATY**

**39 Suncrest,  
Clarinwood,  
Tramore,  
County Waterford.  
Guide Price €365,000**







**DESCRIPTION**

This bright & spacious five bedroom detached property is situated in a quiet cul-de-sac overlooking a green area. Clarinwood is located on the Tramore Ring Road within minutes of schools, church, shops & town centre. The property benefits from a south facing rear garden and ample off street parking.

The ground floor accommodation comprises of a porch, entrance hall, sitting room, kitchen/diner, utility, dining room, living room/ playroom and guest Wc.

The first floor incorporates five bedrooms (master en suite) and main bathroom. It is within easy walking distance of shops, schools and all amenities. Viewing highly recommended.





## **ACCOMMODATION**

### **Entrance Hallway** 5.35m (17'7") x 1.79m (5'10")

Entrance via a porch, vinyl flooring and under stairs cloak room.

### **Living Room** 4.36m (14'4") x 3.81m (12'6")

Coving, centre rose, feature fireplace, bay window and solid wood flooring.

### **Dining Area** 4.13m (13'7") x 3.04m (10'0")

Sliding patio doors lead to a decking area.

### **Kitchen** 3.09m (10'2") x 5.37m (17'7")

Quality fitted kitchen with recessed lighting, integrated oven & hob and porcelain tiles.

### **Utility Room** 2.09m (6'10") x 2.45m (8'0")

Area is fully plumbed, ceramic floor tiles and back door leading to the rear garden.

### **Living Room / Playroom** 4.09m (13'5") x 2.44m (8'0")

Carpeted flooring.

**W.C** 1.13m (3'8") x 1.12m (3'8") W.C, W.H.B and floor tiles.

### **Landing** 3.07m (10'1") x 1.87m (6'2")

Hot press with immersion and shelving. Carpeted flooring and attic access.

### **Master Bedroom** 3.51m (11'6") x 3.63m (11'11")

Carpeted flooring and fitted wardrobes.

**En-Suite** 1.54m (5'1") x 1.83m (6'0") W.C, W.H.B, Triton electric shower with wall & floor tiling.

### **Bedroom 2** 3.37m (11'1") x 3.01m (9'11")

Fitted wardrobes and timber flooring.

### **Bedroom 3** 3.9m (12'10") x 2.44m (8'0")

### **Bedroom 4** 3.00m (9'10") x 2.63m (8'7")

### **Bedroom 5** 2.96m (9'8") x 2.70m (8'10")



## SERVICES

Mains Water & sewerage  
Natural gas central heating.

## INCLUSIONS

## FEATURES

Large detached property  
Ample off street parking  
South facing rear garden  
Decking area  
Walking distance to a host of amenities

### Contact Negotiator:

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**PROPERTY  
PARTNERS**

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